Map	Block	Lot	CARD		
112.0	0004	0006.0	1 of 1	Residential	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	735,500	/	735,500
USE VALUE:	735,500	/	735,500
ASSESSED:	735,500	/	735,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
66		THESDA ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FREEMAN JAMES & BETHNAY/TR
Owner 2:	FREEMAN FAMILY TRUST
Owner 3:	
Street 1:	66 THESDA ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	FREEMAN JAMES M II & BETHNAY -
Owner 2:	-
Street 1:	66 THESDA ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 9,597 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 1888 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9597.000	240,000		495,500	735,500
Total Card	0.220	240,000		495,500	735,500
Total Parcel	0.220	240,000		495,500	735,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.57 | /Parcel: 389.5

Legal Description

User Acct

71228

GIS Ref

GIS Ref

Insp Date

10/16/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0004-0006.0

!8693!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,000	0	9,597.	495,500	735,500	735,500	Year End Roll	12/18/2019
2019	101	FV	200,600	0	9,597.	488,500	689,100	689,100	Year End Roll	1/3/2019
2018	101	FV	200,600	0	9,597.	375,200	575,800	575,800	Year End Roll	12/20/2017
2017	101	FV	200,600	0	9,597.	354,000	554,600	554,600	Year End Roll	1/3/2017
2016	101	FV	200,600	0	9,597.	325,600	526,200	526,200	Year End	1/4/2016
2015	101	FV	188,700	0	9,597.	304,400	493,100	493,100	Year End Roll	12/11/2014
2014	101	FV	188,700	0	9,597.	280,300	469,000	469,000	Year End Roll	12/16/2013
2013	101	FV	188,700	0	9,597.	280,300	469,000	469,000		12/13/2012

PRINT

Date	Time
12/10/20	23:14:24

LAST REV

Date	Time
09/04/19	10:45:28

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8693

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FREEMAN JAMES M	66354-295		11/9/2015	Convenience	99	No	No		
TUNKEL ROMAN N/	58093-274		12/15/2011		430,000	No	No		
ZAND YELENA	36777-562		10/22/2002	Family	1	No	No		
MCNAIR BARBARA	29794-216		2/12/1999		227,000	No	No		N

USER DEFINED

Prior Id # 1:	71228
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/12/1999	418	Add Bath	10,000					RAISE ROOF/ADD BAT

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	Inspected	CC	Chris C
9/19/2018	MEAS&NOTICE	CC	Chris C
6/27/2012	External Ins	BR	B Rossignol
3/15/2012	MLS	EMK	Ellen K
12/5/2008	Meas/Inspect	163	PATRIOT
5/6/2000	Inspected	276	PATRIOT
2/7/2000	Measured	264	PATRIOT
8/30/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9597		Sq. Ft.	Site		0	70.	0.74	6									495,539						495,500	

Total AC/HA: 0.22032 | Total SF/SM: 9597 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 495,539 | Spl Credit | Total: 495,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	90663
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	347828
Depreciation:	107827
Depreciated Total:	240001

COMMENTS

OF=SINK IN BMT. low pitch=hst.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

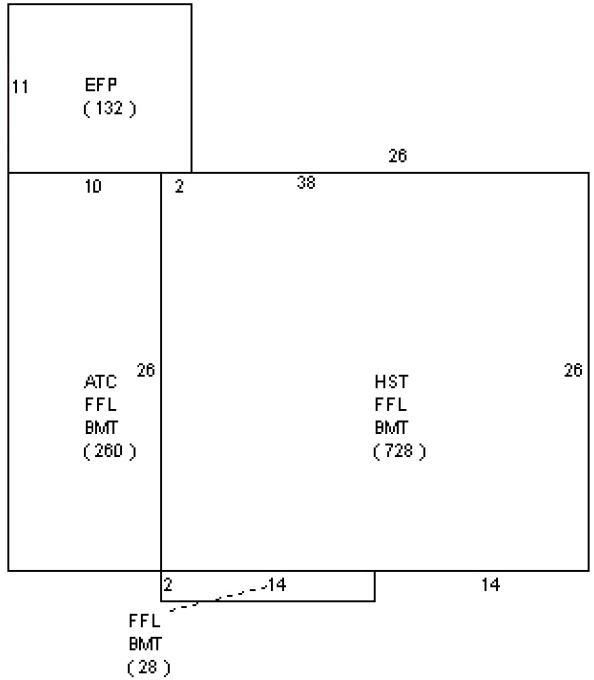
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	91.64
Final Total:	240000	Val/Su SzAd	163.15

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,016	48.830	49,612
FFL	First Floor	1,016	140.320	142,564
HST	Half Story	364	140.320	51,076
EFP	Enclos Porch	132	47.370	6,252
ATC	Attic	91	84.190	7,661

Net Sketched Area:	2,619	Total:	257,165
Size Ad	1471	Gross Are	3152	FinArea	1888
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100		
BMT	100	RRM	50	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

112.0-0004-0006.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	